



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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December 18, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF REGIONAL PLANNING: ADOPT RESOLUTION FOR  
SANTA CATALINA ISLAND LOCAL COASTAL PROGRAM  
LOCAL COASTAL PLAN AMENDMENT NO. 02-247-(4)  
(SUPERVISORIAL DISTRICT 4)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the resolution approving the amendment to the Santa Catalina Island Local Coastal Program which changes the land use map designation on a parcel in the Two Harbors area from the Residential category to the Utilities/Services category.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The United States Environmental Protection Agency has required the removal of the existing underground fuel tanks located near the pier. A new location for the tanks has been identified that is compatible with the protection of marine resources and provision of coastal access policies of the Local Coastal Program (LCP). The new location, a 3,000 square foot parcel currently used as a nonconforming service yard for maintenance and storage of heavy equipment, is in a Residential land use category which would not allow the proposed use. The Utilities/Services land use category would allow the proposed facility. Thus, an amendment to the LCP amendment is required.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The approval of the amendment to the Santa Catalina Island Local Coastal Program addresses Community Services (Goal 6) of the County's Strategic Plan, which guides us to improve the quality of life for the residents of Los Angeles County's unincorporated communities. In this case the approval of the proposed amendment will allow the development of an above-ground fuel storage facility in a location that is more protective of the marine resources and more convenient for use by residents and visitors to the Two Harbors community of Santa Catalina Island.

### **FISCAL IMPACT/FINANCING**

Not applicable.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

An amendment to the Santa Catalina Island LCP must be submitted to the California Coastal Commission for certification pursuant to a resolution adopted by the Board of Supervisors. Although a prior resolution was previously approved by the Board for this amendment and sent to the California Coastal Commission for processing, a recent determination by the Commission's staff has necessitated some non-substantive, technical revisions to the resolution and re-approval by the Board. The revised resolution is attached for your approval.

### **IMPACTS ON CURRENT SERVICES (OR PROJECTS)**

The adoption of this resolution will not have an impact on County services or projects.

The Honorable Board of Supervisors  
December 18, 2007  
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**CONCLUSION**

Upon approval of this resolution, the Director of Planning will need two (2) originally executed copies of the adopted resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF' followed by a stylized flourish.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:BM

Attachment

c: County Counsel

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
RELATING TO ADOPTION OF  
LOCAL COASTAL PLAN AMENDMENT NUMBER 02-247-(4)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (commencing with section 65350) provides for the adoption of amendments to county general plans; and

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a concurrent public hearing in the matter of Local Coastal Plan Amendment Number 02-247-(4), Coastal Development Permit Case No. 02-247-(4), and Conditional Use Permit 02-247-(4) on May 19, 2004; and,

**WHEREAS**, the Board of Supervisors of the County of Los Angeles has conducted its concurrent public hearing on the above-referenced applications on January 25, 2005; and

**WHEREAS**, in compliance with the California Coastal Act of 1976, as amended to date, the County of Los Angeles has prepared an amendment to the certified Local Coastal Program for Santa Catalina Island; and

**WHEREAS**, the Santa Catalina Island Local Coastal Program consists of a Land Use Plan and Local Implementation Program, which includes a Specific Plan; and

**WHEREAS**, an amendment to the Santa Catalina Island Local Coastal Program element of the Los Angeles County General Plan is necessary at this time to address unique circumstances in the unincorporated territory of Santa Catalina Island; and

**WHEREAS**, the amendment to the Santa Catalina Island Local Coastal Program includes modifications to the Land Use Plan and Local Implementation Program and related text, for the unincorporated area of Santa Catalina Island commonly known as Two Harbors; and

**WHEREAS**, a Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act and the State and County guidelines relating thereto; and

**WHEREAS**, the Board of Supervisors has considered the public testimony, the recommendations and testimony of the Regional Planning Department staff, and the Negative Declaration, including the documentation within each file; and

**WHEREAS**, the Board of Supervisors finds as follows:

1. The applicant is requesting a change of the land use designation of the subject property from the Residential Subdistrict of the Two Harbors Resort Village District to the Utilities/Services Subdistrict on a 3,600-square foot piece of property. As the property is located in the Coastal Zone, the coastal development permit requirement will assure that development occurring after reclassification of the property will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the coastal development permit will restrict the development of the re-classified site to an above-ground fuel storage facility. No other development is permitted on the property unless a new coastal development permit is obtained.
2. The subject property consists of a 3,600-square foot portion of Two Harbors (Lot 88), approximately 400 feet south of the Isthmus Cove shoreline, Santa Catalina Island, and is located in the Santa Catalina Island Zoned District.
3. Access to the property is taken via an unnamed dirt road to the southeast.
4. Surrounding land use designations in the vicinity of the subject site include Residential to the north, west, and south and Marine Commercial to the east.
5. The subject site is currently used for outdoor storage of heavy equipment and vehicles, a legal nonconforming use.
6. Surrounding land uses in the vicinity of the subject site include residential uses to the north; vehicle storage, a workshop, and boat and vehicle parking to the south; an office, a storage tank, parking, and a boat yard to the east; and vacant land and single family residences to the west.
7. This Local Coastal Plan Amendment request was heard concurrently with Coastal Development Permit and Conditional Use Permit Case No. 02-247-(4), a related request to authorize the establishment of an above-ground fuel storage facility on the subject property.
8. The applicant's site plan, marked Exhibit "A," depicts the location of the proposed 1,296-square foot building that will house the two 28 feet x 11.5 feet fuel storage tanks and two dispensers that will be located at the eastern end of the building on a concrete pad and protected by two metal bollards per dispenser. The elevation drawings depict the maximum height of the proposed building at approximately 16 feet, 3 inches. A 10-square foot sign is depicted on the building face, the bottom of which is at 6 feet, 5 inches above grade.

9. The United States Environmental Protection Agency has required the removal of the existing underground fuel storage tanks that service land and water-based vehicles at Two Harbors, including emergency vehicles. The proposed above-ground facility will replace the existing underground tanks and will be used for the same purpose.
10. The subject property is located in the Residential Subdistrict of the Two Harbors Resort Village District. The proposed above-ground fuel facility is inconsistent with the current land use designation of the subject property. A need exists for the proposed Local Coastal Plan Amendment from the Residential Subdistrict to the Utilities/Services Subdistrict to allow the owner to establish an above-ground fuel facility on the subject property.
11. A Local Coastal Program Amendment is required for the proposed fuel storage facility due to the fact that there is no appropriate land use designation that would allow such use within 900 feet of the Isthmus Cove pier, the maximum distance that the fuel tanks can be located from a fuel dispenser.
12. The proposed facility is consistent with existing land uses to the south and is a natural progression from the Marine Commercial Subdistrict to the Residential Subdistrict.
13. The subject property is a proper location for the proposed Utilities/Services Subdistrict classification and placement of the proposed district at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice because the proposed facility is consistent with existing land uses to the south and is a natural progression from the Marine Commercial Subdistrict to the Residential Subdistrict. The use will serve the local area and the new location will remove conflicts and congestion from the existing fueling location at the Isthmus Cove shoreline.
14. The proposed Local Coastal Plan Amendment from the Residential Subdistrict to the Utilities/Services Subdistrict is consistent with the goals and objectives of the Countywide General Plan and the certified Local Coastal Program.
15. The proposed project is permissible in the proposed Utilities/Services Subdistrict, subject to issuance of a coastal development permit and conditional use permit.
16. The proposed fuel storage facility will not adversely impact coastal access and will enhance recreational opportunities on Santa Catalina Island.

17. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is de minimus in its effect on fish and wildlife resources.

**THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:**


1. Indicates that it has previously adopted the Negative Declaration prepared for the project and found that it complies with CEQA and reflects the independent judgment of the Board.
2. Finds that the recommended Local Coastal Plan Amendment is consistent with the goals, policies, and programs of the Los Angeles County General Plan and the Santa Catalina Island Specific Plan.
3. Adopts Local Coastal Plan Amendment No. 02-247-(4), amending the Land Use Map of the Santa Catalina Island Specific Plan and the Land Use policy map of the Santa Catalina Island Land Use Plan (and related text) on the 0.36-acre subject property from "Residential Subdistrict" to "Utilities/Services Subdistrict," all as indicated on the attached exhibits. The amendment shall take effect upon certification by the California Coastal Commission.
4. Certifies that the Santa Catalina Island Local Coastal Program as amended is intended to be carried out in a manner fully in conformity with the California Coastal Act.
5. Instructs the Department of Regional Planning to submit the Santa Catalina Island Local Coastal Program amendment to the California Coastal Commission for certification.

The foregoing was on the 18<sup>TH</sup> day of DECEMBER, 2007,  
adopted by the Board of Supervisors of the County of Los Angeles and ex officio  
the governing body of all other special assessment and taxing districts, agencies  
and authorities for which said Board so acts.



SACHI A. HAMAI, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By

  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By:

  
Deputy



**AMENDMENT TO THE  
SANTA CATALINA ISLAND LOCAL COASTAL PLAN  
TWO HARBORS RESORT VILLAGE DISTRICT**

**RESIDENTIAL SUBDISTRICT  
TO  
UTILITIES/SERVICES SUBDISTRICT (3,600 SF)**

